

Bountiful City
Administrative Committee Minutes
May 11, 2010
5:00 P.M.

Present: Chairman Aric Jensen; Assistant City Engineer - Lloyd Cheney; Committee Member - John "Marc" Knight; and Recording Secretary - Cindy Gruendell.

Excused: Assistant Planner - Dustin Wright

1. Chairman Jensen opened the meeting at 5:00 pm and had everyone present introduce themselves.
2. Consider approval of minutes for May 4, 2010.

Mr. Jensen and Mr. Cheney noted corrections on page 2 and page 3 of the minutes. Mr. Cheney made a motion to approve the minutes for May 4, 2010 with the changes as noted. Mr. Knight seconded the motion. Voting was unanimous in favor.

3. PUBLIC HEARING - Consider a Conditional Use Permit for a contractor business at 234 East Mill Street, Logan Mattson – The Greener Good, applicant.

Mr. Mattson, applicant, was present. Mr. Jensen presented the staff report.

The applicant, Logan Mattson, is applying for a Home Occupation Conditional Use Permit for a yard care business, located at 234 East Mill Street.

The property is located in a single-family R-4 zone area. The applicant will be doing yard care services that involve spraying lawns with a green pigment/paint.

The applicant has equipment used for spraying lawns that will be kept in the garage. The spray is delivered to the home in gallon size containers. He does not have any other employees now, but he knows that any future employees need to meet off-site and not at the home for any reason. He does not have signs or advertisements at the home.

Staff finds the applicant to be compliant with requirements in the City Code for a home occupation business license. Staff recommends approval of a Conditional Use Permit for a Home Occupation Business License, with the following conditions:

1. The applicant shall keep an active Home Business license.
2. The applicant shall comply with the City Ordinances for Conditional Use Permits (14-2-506) and Home Occupation Businesses (14-17-105).
3. This Conditional Use Permit is just for this individual at this site and is not transferable.

Mr. Mattson explained that his business will mainly focus on the real estate market, such as realtors and bank owned properties. This product is used for lawns that have dried out and the client does not have time to get the lawn looking green again. The product is a pigment and is not a dye and does not have heavy chemicals or hazardous items in it. This material has been used for over 20 years on golf courses, amusement parks and athletic fields. This product is now becoming more popular and is being used in dormant seasons and with pet stains. The product can be delivered in 10 to 20 gallon sizes and the sprayer that will be used can be purchased at places like Home Depot or Lowes. It is a high pressure airless sprayer, approximately 2 ½ ft tall and 18 inches wide. He plans to acquire a truck and trailer for the business that will be stored off site.

Mr. Mattson provided a “Material Safety Data Sheet” for the product. The Committee reviewed the data sheet, and the material appeared to have a low hazard risk.

The Public Hearing was opened.

Jay and Kay Jespersen – 220 East Mill Street: their only concern is with additional parking associated with this business. The street is very narrow and with all the cars parked on the street it makes it difficult for more than one car to go down the street at a time.

The public hearing was closed, there were no new comments made.

Mr. Cheney explained to the applicant that the City Storm Water Ordinance prohibits any discharge other than storm water runoff into the storm drain. That would include any chemical/product that his company may use. This is a critical issue and the applicant and his employees should be aware of the ordinance. Mr. Cheney expressed some concern with a chemical being sprayed on a City Right-of-Way / Park-strip.

Mr. Cheney made a motion to approve a Conditional Use Permit for a contractor business at 234 East Mill Street, Logan Mattson – The Greener Good, applicant, with the staff recommendations. Mr. Knight seconded the motion. Voting was unanimous in favor.

4. Consider a conditional Use Permit Letter, in written form, for solar panels at 1980 South Ridgehill Drive, J. Marvin Lange, applicants.

Mr. Jensen noted one correction to the wording of Condition #3 on the letter; the other Committee Members agreed.

Mr. Knight made a motion to approve the Conditional Use Permit letter with the noted changes. Mr. Jensen seconded the motion. Voting was unanimous in favour.

Chairman Jensen ascertained that there were no other items to discuss. Mr. Cheney made a motion to adjourn and Mr. Jensen seconded the motion. Voting was unanimous. The meeting adjourned at 5:21 p.m.